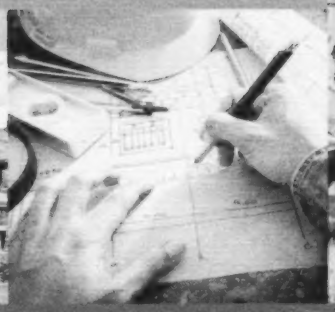
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: Novmeber 2016



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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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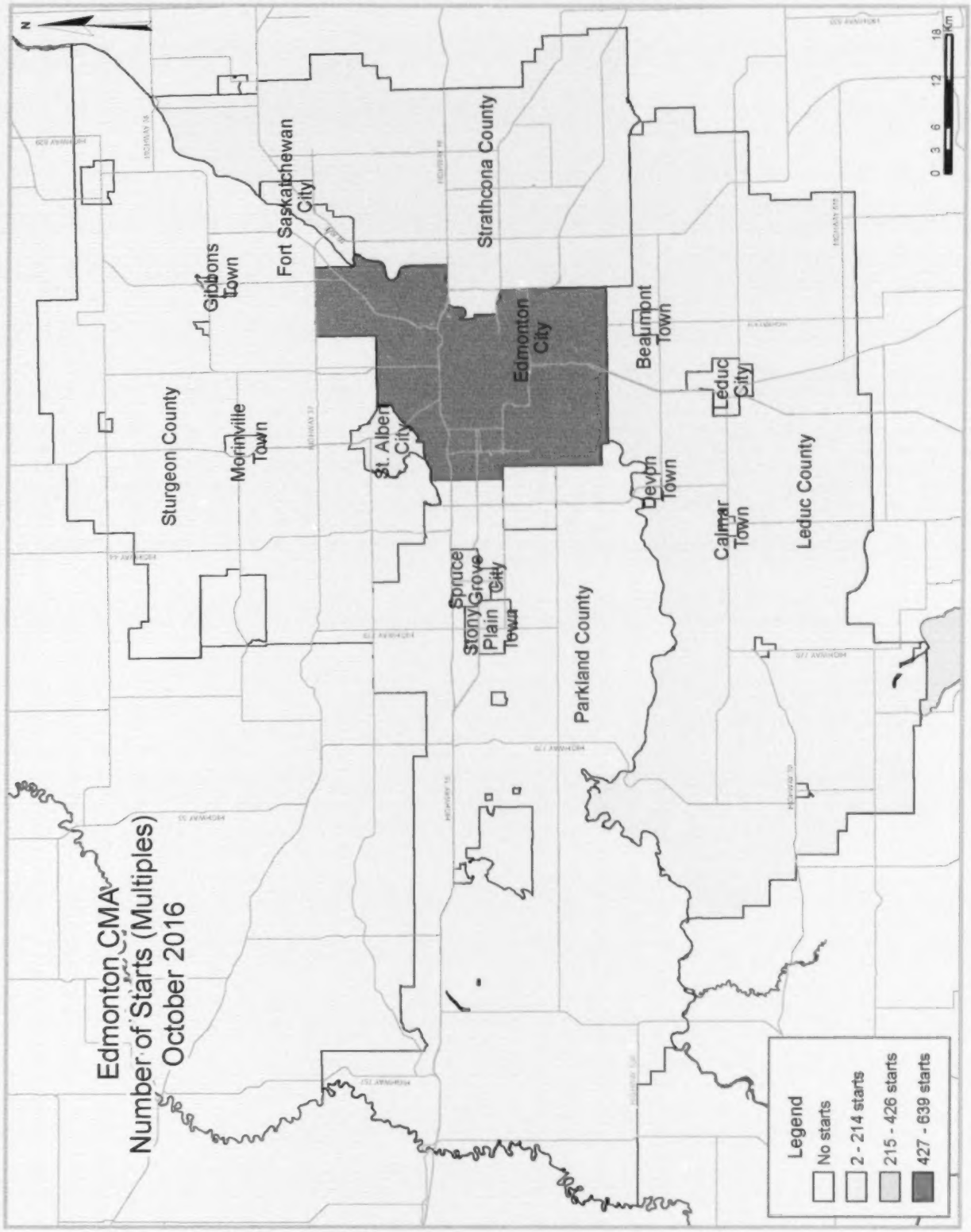
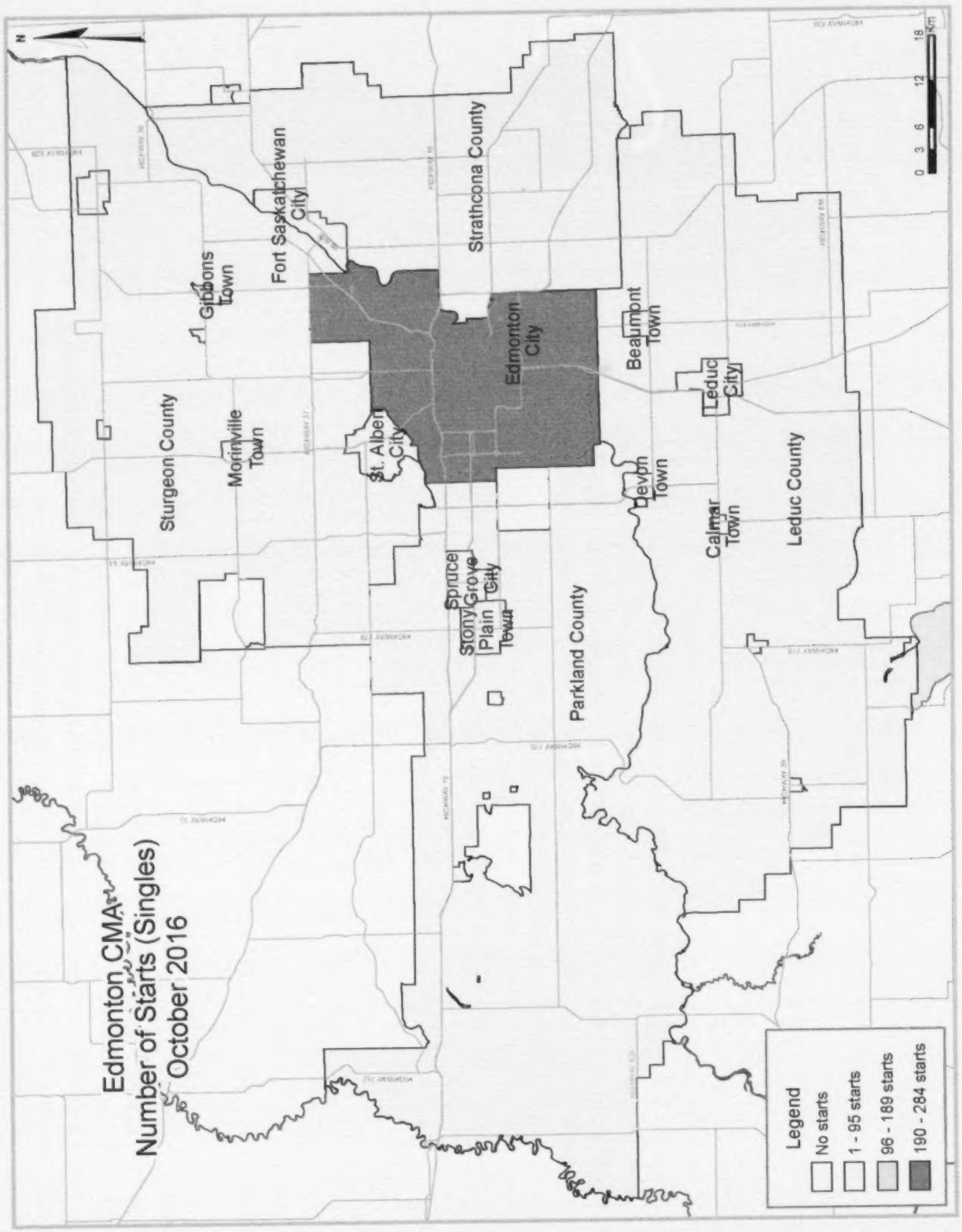
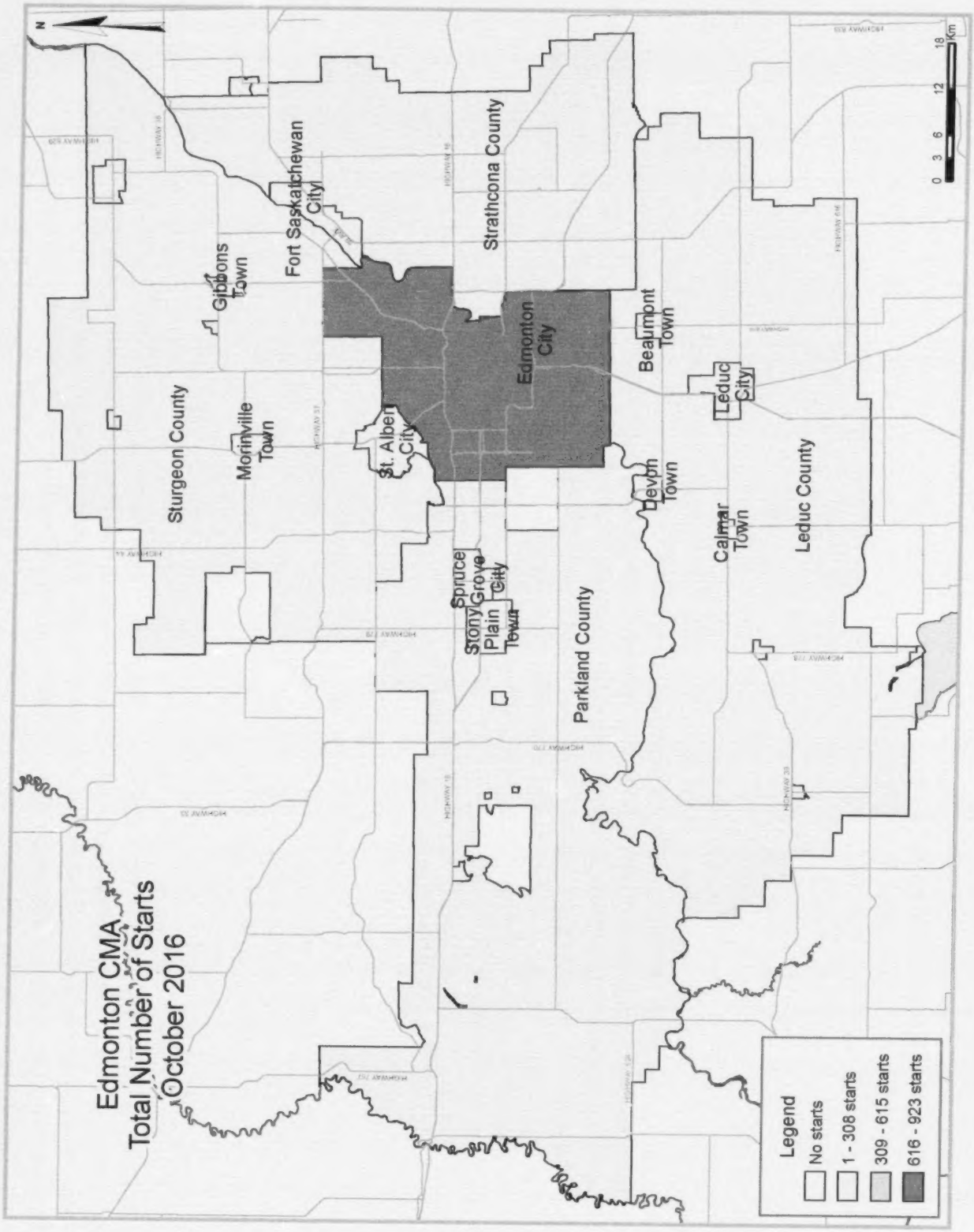
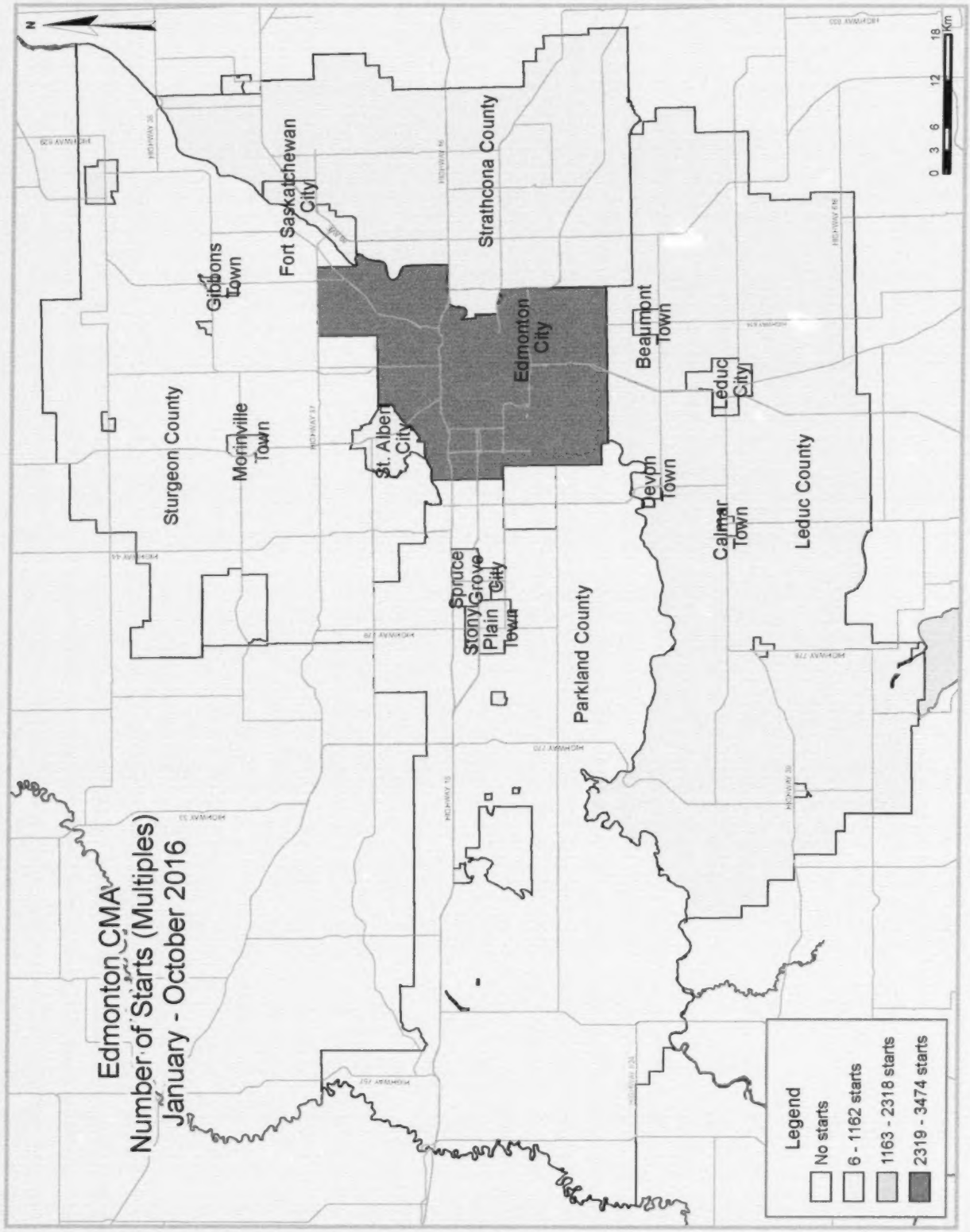
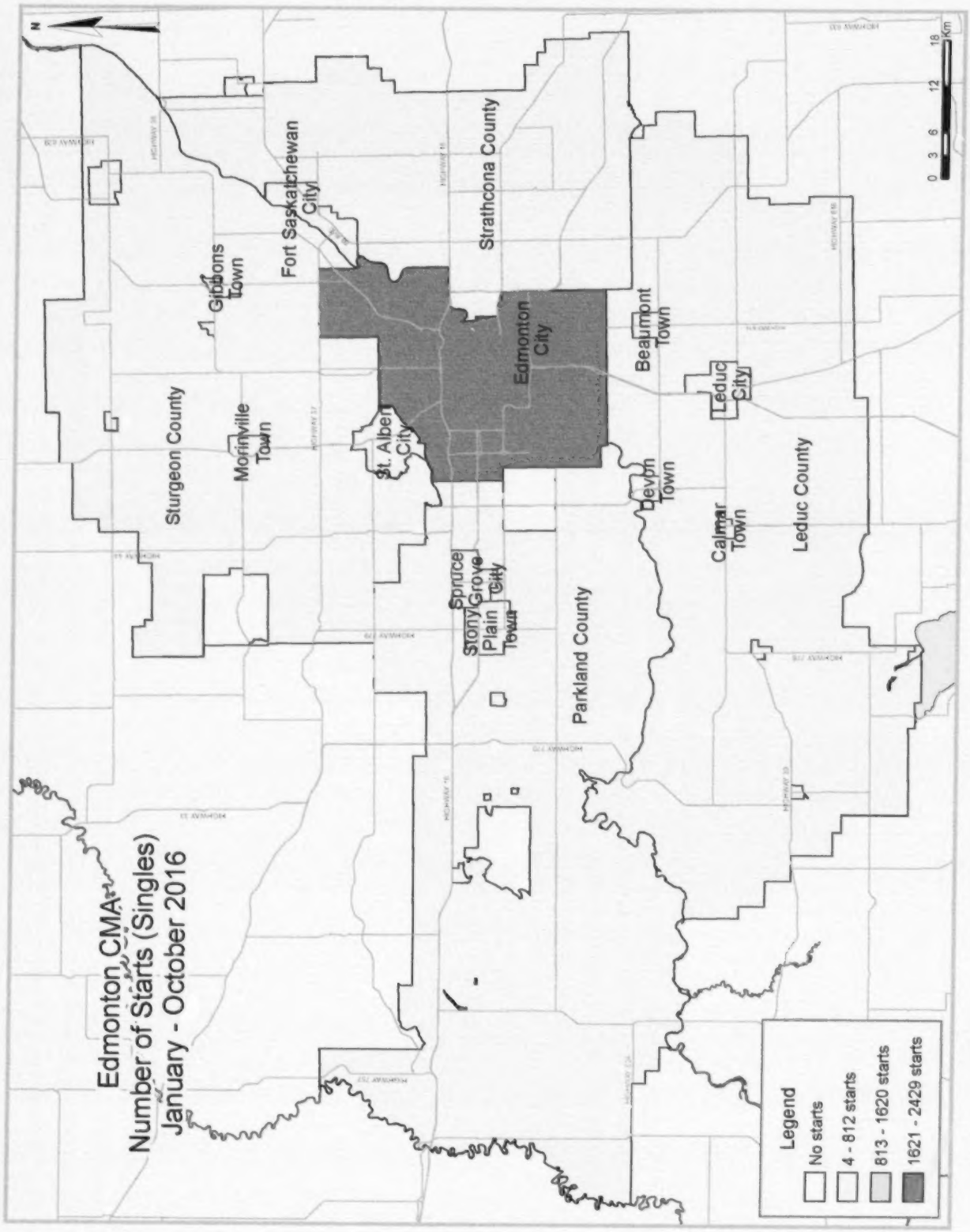
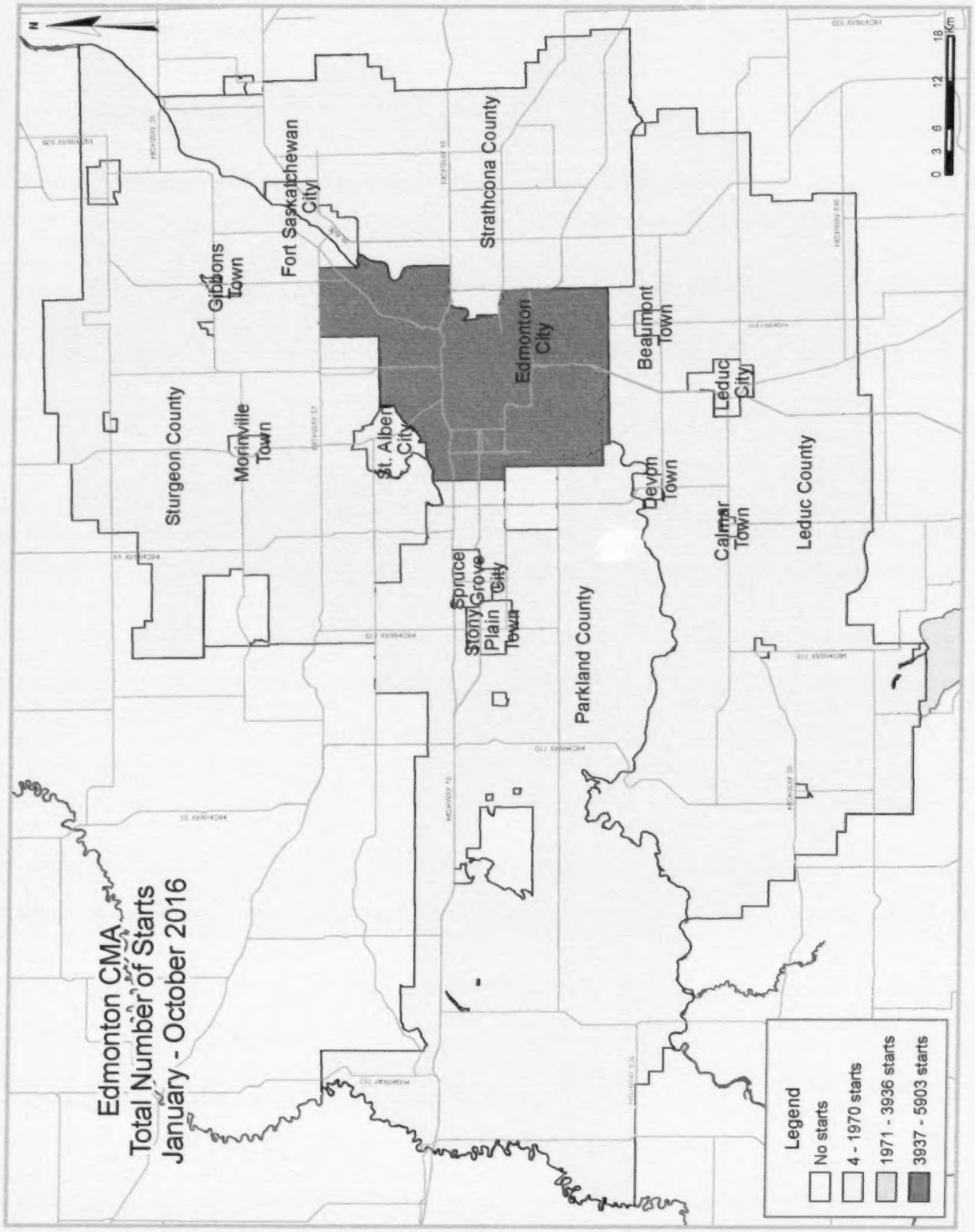

Edmonton CMA
Number of Starts (Multiples)
October 2016
Legend
No starts
2 - 214 starts
215 - 426 starts
427 - 639 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
N
0 3 6 12 18 km


Edmonton CMA
Number of Starts (Singles)
October 2016
N
0 3 6 12 18 Km
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 95 starts
96 - 189 starts
190 - 284 starts


Edmonton CMA
Total Number of Starts
October 2016
Legend
No starts
1 - 308 starts
309 - 615 starts
616 - 923 starts
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Leduc County
Calmar Town
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - October 2016
Legend
No starts
6 - 1162 starts
1163 - 2318 starts
2319 - 3474 starts
0 3 6 12 18 Km
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - October 2016
Legend
No starts
4 - 812 starts
813 - 1620 starts
1621 - 2429 starts
0 3 6 12 18 Km
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - October 2016
Legend
No starts
4 - 1970 starts
1971 - 3936 starts
3937 - 5903 starts
Km
0 3 6 12 18
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2016		
Edmonton CMA[1]	September 2016	October 2016
Trend[2]	9,751	9,717
SAAR	9,306	13,243
	October 2015	October 2016
Actual		
October - Single-Detached	520	413
October - Multiples	587	763
October - Total	1,107	1,176
January to October - Single-Detached	5,015	3,490
January to October - Multiples	9,591	4,848
January to October - Total	14,606	8,338

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2016	412	194	68	1	60	293	0	148	1,176
October 2015	520	166	30	0	102	136	7	146	1,107
% Change	-20.8	16.9	126.7	n/a	-41.2	115.4	-100.0	1.4	6.2
Year-to-date 2016	3,483	1,580	419	7	648	1,240	115	846	8,338
Year-to-date 2015	4,987	1,970	639	26	1,068	3,522	212	2,182	14,606
% Change	-30.2	-19.8	-34.4	-73.1	-39.3	-64.8	-45.8	-61.2	-42.9
UNDER CONSTRUCTION									
October 2016	2,619	1,106	351	7	637	3,129	209	2,110	10,168
October 2015	3,947	1,622	473	7	952	5,379	327	2,810	15,517
% Change	-33.6	-31.8	-25.8	0.0	-33.1	-41.8	-36.1	-24.9	-34.5
COMPLETIONS									
October 2016	327	162	36	0	56	194	34	94	903
October 2015	508	188	74	0	100	26	10	267	1,173
% Change	-35.6	-13.8	-51.4	n/a	-44.0	**	**	-64.8	-23.0
Year-to-date 2016	4,187	1,880	395	5	847	2,349	409	2,967	13,039
Year-to-date 2015	5,719	1,970	476	13	1,011	1,939	103	2,242	13,473
% Change	-26.8	-4.6	-17.0	-61.5	-16.2	21.1	**	32.3	-3.2
COMPLETED & NOT ABSORBED									
October 2016	627	369	82	3	201	569	n/a	n/a	1,851
October 2015	621	285	33	0	68	241	n/a	n/a	1,248
% Change	1.0	29.5	148.5	n/a	195.6	136.1	n/a	n/a	48.3
ABSORBED									
October 2016	343	161	33	0	49	162	n/a	n/a	748
October 2015	512	212	72	0	97	24	n/a	n/a	917
% Change	-33.0	-24.1	-54.2	n/a	-49.5	**	n/a	n/a	-18.4
Year-to-date 2016	4,331	1,906	361	2	650	2,083	n/a	n/a	9,333
Year-to-date 2015	5,619	1,913	353	14	961	1,845	n/a	n/a	10,705
% Change	-22.9	-0.4	2.3	-85.7	-32.4	12.9	n/a	n/a	-12.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
October 2016	283	110	56	1	32	293	0	148	923
October 2015	360	138	26	0	98	12	0	80	714
Beaumont Town									
October 2016	31	4	0	0	0	0	0	0	35
October 2015	29	2	0	0	0	0	7	0	38
Devon Town									
October 2016	0	2	0	0	0	0	0	0	2
October 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
October 2016	4	8	12	0	0	0	0	0	24
October 2015	10	2	0	0	0	0	0	0	12
Leduc City									
October 2016	17	8	0	0	8	0	0	0	33
October 2015	15	2	0	0	0	0	0	0	17
Leduc County									
October 2016	10	2	0	0	0	0	0	0	12
October 2015	16	0	0	0	0	0	0	0	16
Morinville Town									
October 2016	1	0	0	0	0	0	0	0	1
October 2015	6	0	0	0	0	0	0	0	6
Parkland County									
October 2016	9	0	0	0	0	0	0	0	9
October 2015	11	0	0	0	0	0	0	0	11
Spruce Grove City									
October 2016	16	26	0	0	15	0	0	0	57
October 2015	17	20	4	0	0	0	0	0	41
St. Albert City									
October 2016	16	16	0	0	0	0	0	0	32
October 2015	18	2	0	0	0	0	0	0	20
Stony Plain Town									
October 2016	6	8	0	0	0	0	0	0	14
October 2015	3	0	0	0	4	0	0	66	73
Strathcona County									
October 2016	9	10	0	0	5	0	0	0	24
October 2015	19	0	0	0	0	124	0	0	143
Sturgeon County									
October 2016	9	0	0	0	0	0	0	0	9
October 2015	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
October 2016	1	0	0	0	0	0	0	0	1
October 2015	4	0	0	0	0	0	0	0	4
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
October 2016	412	194	68	1	60	293	0	148	1,176
October 2015	520	166	30	0	102	136	7	146	1,107

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
October 2016	1,732	744	301	6	520	2,736	116	1,675	7,830
October 2015	2,639	1,204	382	5	775	4,432	120	2,316	11,873
Beaumont Town									
October 2016	125	24	0	0	0	0	0	0	149
October 2015	146	36	24	0	0	8	43	63	320
Devon Town									
October 2016	7	10	0	0	0	0	0	0	17
October 2015	4	2	0	0	0	0	0	0	6
Fort Saskatchewan City									
October 2016	49	50	20	0	0	0	0	0	119
October 2015	101	78	3	0	26	0	83	96	387
Leduc City									
October 2016	87	48	8	0	24	0	0	0	167
October 2015	182	44	29	0	26	160	4	90	535
Leduc County									
October 2016	71	2	3	0	0	0	0	0	76
October 2015	124	0	0	0	0	0	0	0	124
Morinville Town									
October 2016	14	8	0	0	0	0	0	0	22
October 2015	33	18	0	0	0	0	0	36	87
Parkland County									
October 2016	94	0	0	0	0	0	0	0	94
October 2015	127	2	0	0	0	0	0	0	129
Spruce Grove City									
October 2016	98	86	12	0	40	0	22	0	258
October 2015	127	138	31	0	27	140	0	0	463
St. Albert City									
October 2016	75	54	0	0	30	325	0	197	681
October 2015	105	36	0	0	54	119	2	110	426
Stony Plain Town									
October 2016	41	30	0	0	4	12	71	66	224
October 2015	40	24	0	0	20	122	71	66	343
Strathcona County									
October 2016	126	46	3	1	19	56	0	172	423
October 2015	192	38	0	2	24	398	0	29	683
Sturgeon County									
October 2016	73	0	0	0	0	0	0	0	73
October 2015	84	0	0	0	0	0	0	0	84
Remainder of the CMA									
October 2016	27	4	4	0	0	0	0	0	35
October 2015	43	2	4	0	0	0	4	4	57
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
October 2016	2,619	1,106	351	7	637	3,129	209	2,110	10,168
October 2015	3,947	1,622	473	7	952	5,379	327	2,810	15,517

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
October 2016	233	108	21	0	48	191	0	0	601
October 2015	339	136	74	0	82	26	0	267	924
Beaumont Town									
October 2016	24	4	7	0	0	0	0	0	35
October 2015	5	0	0	0	0	0	0	0	5
Devon Town									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
October 2016	2	10	0	0	0	0	0	0	12
October 2015	17	14	0	0	0	0	6	0	37
Leduc City									
October 2016	5	4	8	0	0	0	4	90	111
October 2015	12	8	0	0	0	0	4	0	24
Leduc County									
October 2016	14	4	0	0	0	0	0	0	18
October 2015	0	0	0	0	0	0	0	0	0
Morinville Town									
October 2016	0	0	0	0	0	3	0	0	3
October 2015	5	0	0	0	0	0	0	0	5
Parkland County									
October 2016	14	0	0	0	0	0	0	0	14
October 2015	12	0	0	0	0	0	0	0	12
Spruce Grove City									
October 2016	6	12	0	0	4	0	30	0	52
October 2015	42	20	0	0	12	0	0	0	74
St. Albert City									
October 2016	15	10	0	0	0	0	0	0	25
October 2015	19	2	0	0	0	0	0	0	21
Stony Plain Town									
October 2016	6	2	0	0	0	0	0	0	8
October 2015	11	4	0	0	0	0	0	0	15
Strathcona County									
October 2016	1	8	0	0	4	0	0	0	13
October 2015	30	4	0	0	6	0	0	0	40
Sturgeon County									
October 2016	3	0	0	0	0	0	0	0	3
October 2015	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
October 2016	4	0	0	0	0	0	0	4	8
October 2015	2	0	0	0	0	0	0	0	2
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
October 2016	327	162	36	0	56	194	34	94	903
October 2015	508	188	74	0	100	26	10	267	1,173

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
October 2016	377	216	39	3	129	489	n/a	n/a	1,253
October 2015	326	134	22	0	24	213	n/a	n/a	719
Beaumont Town									
October 2016	22	10	8	0	0	8	n/a	n/a	48
October 2015	20	0	3	0	0	0	n/a	n/a	23
Devon Town									
October 2016	2	0	0	0	0	0	n/a	n/a	2
October 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
October 2016	33	38	4	0	6	0	n/a	n/a	81
October 2015	59	35	2	0	1	0	n/a	n/a	97
Leduc City									
October 2016	37	10	12	0	14	0	n/a	n/a	73
October 2015	53	16	0	0	9	0	n/a	n/a	78
Leduc County									
October 2016	9	0	0	0	0	0	n/a	n/a	9
October 2015	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
October 2016	11	2	0	0	0	0	n/a	n/a	13
October 2015	8	0	0	0	0	0	n/a	n/a	8
Parkland County									
October 2016	7	0	0	0	0	0	n/a	n/a	7
October 2015	5	0	0	0	0	0	n/a	n/a	5
Spruce Grove City									
October 2016	38	50	12	0	7	45	n/a	n/a	152
October 2015	53	61	0	0	6	28	n/a	n/a	148
St. Albert City									
October 2016	35	22	0	0	10	0	n/a	n/a	67
October 2015	29	9	0	0	3	0	n/a	n/a	41
Stony Plain Town									
October 2016	20	14	3	0	11	0	n/a	n/a	48
October 2015	25	20	6	0	5	0	n/a	n/a	56
Strathcona County									
October 2016	22	7	3	0	22	27	n/a	n/a	81
October 2015	34	10	0	0	20	0	n/a	n/a	64
Sturgeon County									
October 2016	5	0	0	0	0	0	n/a	n/a	5
October 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
October 2016	9	0	1	0	2	0	n/a	n/a	12
October 2015	3	0	0	0	0	0	n/a	n/a	3
First Nations									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
October 2016	627	369	82	3	201	569	n/a	n/a	1,851
October 2015	621	285	33	0	68	241	n/a	n/a	1,248

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
October 2016	232	110	17	0	38	157	n/a	n/a	554
October 2015	351	153	69	0	79	24	n/a	n/a	676
Beaumont Town									
October 2016	27	4	7	0	0	0	n/a	n/a	38
October 2015	6	0	0	0	0	0	n/a	n/a	6
Devon Town									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
October 2016	4	10	0	0	3	0	n/a	n/a	17
October 2015	20	14	0	0	0	0	n/a	n/a	34
Leduc City									
October 2016	16	3	2	0	0	0	n/a	n/a	21
October 2015	9	13	0	0	0	0	n/a	n/a	22
Leduc County									
October 2016	14	4	0	0	0	0	n/a	n/a	18
October 2015	0	0	0	0	0	0	n/a	n/a	0
Morinville Town									
October 2016	0	0	0	0	0	3	n/a	n/a	3
October 2015	4	0	0	0	0	0	n/a	n/a	4
Parkland County									
October 2016	14	0	0	0	0	0	n/a	n/a	14
October 2015	11	1	0	0	0	0	n/a	n/a	12
Spruce Grove City									
October 2016	5	9	5	0	4	0	n/a	n/a	23
October 2015	29	13	3	0	14	0	n/a	n/a	59
St. Albert City									
October 2016	13	10	0	0	0	0	n/a	n/a	23
October 2015	22	6	0	0	0	0	n/a	n/a	28
Stony Plain Town									
October 2016	6	5	2	0	0	0	n/a	n/a	13
October 2015	14	5	0	0	0	0	n/a	n/a	19
Strathcona County									
October 2016	5	6	0	0	4	2	n/a	n/a	17
October 2015	28	7	0	0	4	0	n/a	n/a	39
Sturgeon County									
October 2016	3	0	0	0	0	0	n/a	n/a	3
October 2015	12	0	0	0	0	0	n/a	n/a	12
Remainder of the CMA									
October 2016	4	0	0	0	0	0	n/a	n/a	4
October 2015	4	0	0	0	0	0	n/a	n/a	4
First Nations									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
October 2016	343	161	33	0	49	162	n/a	n/a	748
October 2015	512	212	72	0	97	24	n/a	n/a	917

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Edmonton City	284	360	118	142	80	120	441	92	923	714	29.3
Beaumont Town	31	29	4	2	0	7	0	0	35	38	-7.9
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	2	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	4	10	8	2	12	0	0	0	24	12	100.0
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	17	15	8	2	8	0	0	0	33	17	94.1
Leduc County	10	16	2	0	0	0	0	0	12	16	-25.0
Morinville Town	1	6	0	0	0	0	0	0	1	6	-83.3
Parkland County	9	11	0	0	0	0	0	0	9	11	-18.2
Spruce Grove City	16	17	26	20	15	4	0	0	57	41	39.0
St. Albert City	16	18	16	2	0	0	0	0	32	20	60.0
Stony Plain Town	6	3	8	0	0	4	0	66	14	73	-80.8
Strathcona County	9	19	10	0	5	0	0	124	24	143	-83.2
Sturgeon County	9	12	0	0	0	0	0	0	9	12	-25.0
Remainder of the CMA	1	3	0	0	0	0	0	0	1	3	-66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	413	520	202	170	120	135	441	282	1,176	1,107	6.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	2,429	3,474	1,106	1,528	911	1,426	1,457	4,783	5,903	11,211	-47.3
Beaumont Town	138	138	28	36	4	70	0	134	170	378	-55.0
Calmar Town	4	11	0	0	0	4	0	0	4	15	-73.3
Devon Town	7	5	10	2	0	0	0	0	17	7	142.9
Fort Saskatchewan City	71	154	92	134	24	79	48	96	235	463	-49.2
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	96	172	56	54	34	67	0	14	186	307	-39.4
Leduc County	75	118	6	0	3	0	0	0	84	118	-28.8
Morinville Town	20	40	8	18	0	4	0	0	28	62	-54.8
Parkland County	104	129	0	0	0	0	0	0	104	129	-19.4
Spruce Grove City	131	206	122	168	78	45	0	72	331	491	-32.6
St. Albert City	103	139	102	44	37	5	406	16	648	204	**
Stony Plain Town	54	80	36	52	3	49	3	216	96	397	-75.8
Strathcona County	145	230	82	100	14	0	172	369	413	699	-40.9
Sturgeon County	92	94	0	0	0	0	0	0	92	94	-2.1
Remainder of the CMA	21	23	2	2	4	0	0	4	27	29	-6.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,490	5,015	1,650	2,138	1,112	1,749	2,086	5,704	8,338	14,606	-42.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Edmonton City	80	120	0	0	293	12	148	80
Beaumont Town	0	0	0	7	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	15	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	4	0	0	0	0	0	66
Strathcona County	5	0	0	0	0	124	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	120	128	0	7	293	136	148	146

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	811	1,317	100	109	831	2,936	626	1,847
Beaumont Town	4	27	0	43	0	8	0	126
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	24	25	0	54	0	0	48	96
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	34	67	0	0	0	0	0	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	78	45	0	0	0	72	0	0
St. Albert City	22	5	15	0	406	16	0	0
Stony Plain Town	3	49	0	0	3	150	0	66
Strathcona County	14	0	0	0	0	340	172	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	997	1,539	115	210	1,240	3,522	846	2,182

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market October 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Edmonton City	449	524	326	110	148	80	923	714
Beaumont Town	35	31	0	0	0	7	35	38
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	24	12	0	0	0	0	24	12
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	25	17	8	0	0	0	33	17
Leduc County	12	16	0	0	0	0	12	16
Morinville Town	1	6	0	0	0	0	1	6
Parkland County	9	11	0	0	0	0	9	11
Spruce Grove City	42	41	15	0	0	0	57	41
St. Albert City	32	20	0	0	0	0	32	20
Stony Plain Town	14	3	0	4	0	66	14	73
Strathcona County	19	19	5	124	0	0	24	143
Sturgeon County	9	12	0	0	0	0	9	12
Remainder of the CMA	1	3	0	0	0	0	1	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	674	716	354	238	148	153	1,176	1,107

Table 2.5: Starts by Submarket and by Intended Market January - October 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	3,805	5,393	1,372	3,862	726	1,956	5,903	11,211
Beaumont Town	170	201	0	8	0	169	170	378
Calmar Town	4	11	0	0	0	4	4	15
Devon Town	17	7	0	0	0	0	17	7
Fort Saskatchewan City	187	287	0	26	48	150	235	463
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	168	256	18	37	0	14	186	307
Leduc County	84	118	0	0	0	0	84	118
Morinville Town	28	58	0	4	0	0	28	62
Parkland County	104	129	0	0	0	0	104	129
Spruce Grove City	297	409	34	82	0	0	331	491
St. Albert City	191	177	442	25	15	2	648	204
Stony Plain Town	93	135	3	196	0	66	96	397
Strathcona County	215	294	26	376	172	29	413	699
Sturgeon County	92	94	0	0	0	0	92	94
Remainder of the CMA	27	25	0	0	0	4	27	29
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	5,482	7,596	1,895	4,616	961	2,394	8,338	14,606

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Edmonton City	233	339	114	146	63	146	191	293	601	924	-35.0
Beaumont Town	24	5	4	0	7	0	0	0	35	5	**
Calmar Town	3	1	0	0	0	0	0	0	3	1	200.0
Devon Town	0	2	0	0	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	2	17	10	14	0	6	0	0	12	37	-67.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	5	12	4	8	12	4	90	0	111	24	**
Leduc County	14	0	4	0	0	0	0	0	18	0	n/a
Morinville Town	0	5	0	0	0	0	3	0	3	5	-40.0
Parkland County	14	12	0	0	0	0	0	0	14	12	16.7
Spruce Grove City	6	42	12	20	34	12	0	0	52	74	-29.7
St. Albert City	15	19	10	2	0	0	0	0	25	21	19.0
Stony Plain Town	6	11	2	4	0	0	0	0	8	15	-46.7
Strathcona County	1	30	12	10	0	0	0	0	13	40	-67.5
Sturgeon County	3	12	0	0	0	0	0	0	3	12	-75.0
Remainder of the CMA	1	1	0	0	0	0	4	0	5	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	327	508	172	204	116	168	288	293	903	1,173	-23.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	2,887	3,956	1,466	1,476	1,090	1,163	4,220	3,562	9,663	10,157	-4.9
Beaumont Town	145	108	40	24	78	4	71	0	334	136	145.6
Calmar Town	11	22	0	0	4	0	0	0	15	22	-31.8
Devon Town	3	7	2	0	0	0	0	0	5	7	-28.6
Fort Saskatchewan City	82	201	104	126	105	22	96	0	387	349	10.9
Gibbons Town	2	7	0	0	0	0	0	0	2	7	-71.4
Leduc City	173	222	40	108	61	141	250	14	524	485	8.0
Leduc County	104	120	4	0	0	0	0	0	108	120	-10.0
Morinville Town	38	68	16	2	0	11	39	0	93	81	14.8
Parkland County	118	125	0	4	0	0	0	0	118	129	-8.5
Spruce Grove City	142	294	150	188	109	57	140	247	541	786	-31.2
St. Albert City	137	167	74	42	61	7	110	150	382	366	4.4
Stony Plain Town	45	86	28	48	19	15	126	0	218	149	46.3
Strathcona County	188	223	64	98	8	20	260	208	520	549	-5.3
Sturgeon County	96	108	0	0	0	0	0	0	96	108	-11.1
Remainder of the CMA	21	20	0	2	8	0	4	0	33	22	50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,192	5,734	1,988	2,118	1,543	1,440	5,316	4,181	13,039	13,473	-3.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Edmonton City	63	146	0	0	191	26	0	267
Beaumont Town	7	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	6	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	0	4	4	0	0	90	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	3	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	12	30	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	82	158	34	10	194	26	94	267

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	913	1,150	177	13	2,270	1,939	1,950	1,623
Beaumont Town	13	4	65	0	8	0	63	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	32	4	73	18	0	0	96	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	57	73	4	68	0	0	250	14
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	11	0	0	3	0	36	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	75	57	34	0	68	0	72	247
St. Albert City	11	7	50	0	0	0	110	150
Stony Plain Town	19	15	0	0	0	0	126	0
Strathcona County	8	20	0	0	0	0	260	208
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	8	0	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,136	1,341	407	99	2,349	1,939	2,967	2,242

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Edmonton City	362	549	239	108	0	267	601	924
Beaumont Town	35	5	0	0	0	0	35	5
Calmar Town	3	1	0	0	0	0	3	1
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	12	31	0	0	0	6	12	37
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	17	20	0	0	94	4	111	24
Leduc County	18	0	0	0	0	0	18	0
Morinville Town	0	5	3	0	0	0	3	5
Parkland County	14	12	0	0	0	0	14	12
Spruce Grove City	18	62	4	12	30	0	52	74
St. Albert City	25	21	0	0	0	0	25	21
Stony Plain Town	8	15	0	0	0	0	8	15
Strathcona County	9	34	4	6	0	0	13	40
Sturgeon County	3	12	0	0	0	0	3	12
Remainder of the CMA	1	1	0	0	4	0	5	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	525	770	250	126	128	277	903	1,173

Table 3.5: Completions by Submarket and by Intended Market
January - October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	4,541	5,752	2,993	2,765	2,129	1,640	9,663	10,157
Beaumont Town	198	136	8	0	128	0	334	136
Calmar Town	11	22	0	0	4	0	15	22
Devon Town	5	7	0	0	0	0	5	7
Fort Saskatchewan City	196	320	22	11	169	18	387	349
Gibbons Town	2	7	0	0	0	0	2	7
Leduc City	250	367	20	36	254	82	524	485
Leduc County	108	120	0	0	0	0	108	120
Morinville Town	54	73	3	8	36	0	93	81
Parkland County	118	129	0	0	0	0	118	129
Spruce Grove City	346	505	89	34	106	247	541	786
St. Albert City	203	189	19	27	160	150	382	366
Stony Plain Town	76	134	16	15	126	0	218	149
Strathcona County	233	274	27	67	260	208	520	549
Sturgeon County	96	108	0	0	0	0	96	108
Remainder of the CMA	25	22	4	0	4	0	33	22
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	6,462	8,165	3,201	2,963	3,376	2,345	13,039	13,473

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
October 2016	25	10.9	73	31.7	78	33.9	28	12.2	26	11.3	230	515,000	563,976
October 2015	51	14.6	106	30.3	98	28.0	54	15.4	41	11.7	350	522,500	584,827
Year-to-date 2016	379	13.0	820	28.0	902	30.8	392	13.4	433	14.8	2,926	530,000	593,451
Year-to-date 2015	405	10.5	909	23.6	1,172	30.4	618	16.0	749	19.4	3,853	550,000	621,789
Beaumont Town													
October 2016	14	51.9	8	29.6	4	14.8	1	3.7	0	0.0	27	385,000	386,763
October 2015	0	0.0	4	66.7	1	16.7	1	16.7	0	0.0	6	0	514,486
Year-to-date 2016	65	46.1	40	28.4	27	19.1	9	6.4	0	0.0	141	400,000	428,661
Year-to-date 2015	15	14.3	34	32.4	32	30.5	20	19.0	4	3.8	105	515,000	519,913
Calmar Town													
October 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	0	0
October 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	0	0
Year-to-date 2015	15	71.4	3	14.3	3	14.3	0	0.0	0	0.0	21	0	397,211
Devon Town													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	2	40.0	0	0.0	2	40.0	0	0.0	1	20.0	5	0	0
Fort Saskatchewan City													
October 2016	0	0.0	3	75.0	0	0.0	1	25.0	0	0.0	4	0	508,500
October 2015	4	20.0	6	30.0	4	20.0	2	10.0	4	20.0	20	510,000	557,785
Year-to-date 2016	17	14.5	66	56.4	24	20.5	6	5.1	4	3.4	117	462,500	478,576
Year-to-date 2015	30	15.8	78	41.1	44	23.2	21	11.1	17	8.9	190	480,000	521,581
Gibbons Town													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	0	0
Leduc City													
October 2016	5	31.3	7	43.8	2	12.5	2	12.5	0	0.0	16	452,500	452,244
October 2015	4	44.4	2	22.2	2	22.2	1	11.1	0	0.0	9	0	457,181
Year-to-date 2016	58	31.0	87	46.5	25	13.4	11	5.9	6	3.2	187	432,500	459,000
Year-to-date 2015	62	29.2	81	38.2	50	23.6	14	6.6	5	2.4	212	450,000	464,879
Leduc County													
October 2016	6	42.9	1	7.1	2	14.3	2	14.3	3	21.4	14	530,000	521,156
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	21	21.4	19	19.4	20	20.4	14	14.3	24	24.5	98	570,000	567,816
Year-to-date 2015	32	26.4	22	18.2	19	15.7	15	12.4	33	27.3	121	515,000	552,779
Morinville Town													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2015	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	0	397,788
Year-to-date 2016	20	57.1	14	40.0	1	2.9	0	0.0	0	0.0	35	0	385,200
Year-to-date 2015	29	47.5	27	44.3	4	6.6	1	1.6	0	0.0	61	410,000	416,251

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	0	0
Year-to-date 2016	2	16.7	0	0.0	1	8.3	2	16.7	7	58.3	12	0	0
Year-to-date 2015	5	10.6	2	4.3	1	2.1	5	10.6	34	72.3	47	800,000	848,428
Spruce Grove City													
October 2016	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	0	502,140
October 2015	5	17.9	8	28.6	5	17.9	5	17.9	5	17.9	28	517,500	559,665
Year-to-date 2016	25	15.5	74	46.0	32	19.9	17	10.6	13	8.1	161	475,000	502,998
Year-to-date 2015	58	20.2	105	36.6	69	24.0	32	11.1	23	8.0	287	490,000	508,394
St. Albert City													
October 2016	0	0.0	0	0.0	2	16.7	5	41.7	5	41.7	12	690,000	752,142
October 2015	0	0.0	3	13.6	5	22.7	5	22.7	9	40.9	22	650,000	668,750
Year-to-date 2016	0	0.0	12	8.9	29	21.5	50	37.0	44	32.6	135	650,000	687,965
Year-to-date 2015	0	0.0	15	9.0	38	22.9	33	19.9	80	48.2	166	700,000	707,560
Stony Plain Town													
October 2016	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	0	369,960
October 2015	3	21.4	7	50.0	1	7.1	2	14.3	1	7.1	14	472,500	509,533
Year-to-date 2016	6	12.8	21	44.7	9	19.1	4	8.5	7	14.9	47	0	506,443
Year-to-date 2015	20	26.3	34	44.7	11	14.5	6	7.9	5	6.6	76	450,000	486,332
Strathcona County													
October 2016	1	20.0	0	0.0	1	20.0	1	20.0	2	40.0	5	0	609,200
October 2015	2	7.7	5	19.2	7	26.9	5	19.2	7	26.9	26	550,000	642,038
Year-to-date 2016	4	2.1	45	23.8	61	32.3	27	14.3	52	27.5	189	545,000	699,893
Year-to-date 2015	6	2.9	48	23.2	79	38.2	18	8.7	56	27.1	207	560,000	707,962
Sturgeon County													
October 2016	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	0	0
October 2015	2	16.7	0	0.0	1	8.3	1	8.3	8	66.7	12	750,000	761,667
Year-to-date 2016	28	31.5	8	9.0	11	12.4	10	11.2	32	36.0	89	600,000	672,616
Year-to-date 2015	12	12.4	15	15.5	21	21.6	15	15.5	34	35.1	97	600,000	642,958
Remainder of the CMA													
October 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
October 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2016	12	80.0	0	0.0	0	0.0	2	13.3	1	6.7	15	0	0
Year-to-date 2015	11	64.7	3	17.6	0	0.0	1	5.9	2	11.8	17	0	0
First Nations													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
October 2016	59	18.2	96	29.5	94	28.9	40	12.3	36	11.1	325	507,500	539,539
October 2015	76	15.2	145	29.0	125	25.0	76	15.2	78	15.6	500	525,000	590,796
Year-to-date 2016	651	15.6	1,207	29.0	1,142	27.4	544	13.1	623	15.0	4,167	520,000	580,577
Year-to-date 2015	705	12.9	1,380	25.2	1,545	28.2	799	14.6	1,043	19.1	5,472	540,000	605,112

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2016						
Submarket	Oct 2016	Oct 2015	% Change	YTD 2016	YTD 2015	% Change
Edmonton City	563,976	584,827	-3.6	593,451	621,789	-4.6
Beaumont Town	386,763	514,486	-24.8	428,661	519,913	-17.6
Calmar Town	-	-	n/a	-	397,211	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	508,500	557,785	-8.8	478,576	521,581	-8.2
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	452,244	457,181	-1.1	459,000	464,879	-1.3
Leduc County	521,156	-	n/a	567,816	552,779	2.7
Morinville Town	-	397,788	n/a	385,200	416,251	-7.5
Parkland County	-	-	n/a	-	848,428	n/a
Spruce Grove City	502,140	559,665	-10.3	502,998	508,394	-1.1
St. Albert City	752,142	668,750	12.5	687,965	707,560	-2.8
Stony Plain Town	369,960	509,533	-27.4	506,443	486,332	4.1
Strathcona County	609,200	642,038	-5.1	699,893	707,962	-1.1
Sturgeon County	-	761,667	n/a	672,616	642,958	4.6
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	539,539	590,796	-8.7	580,577	605,112	-4.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

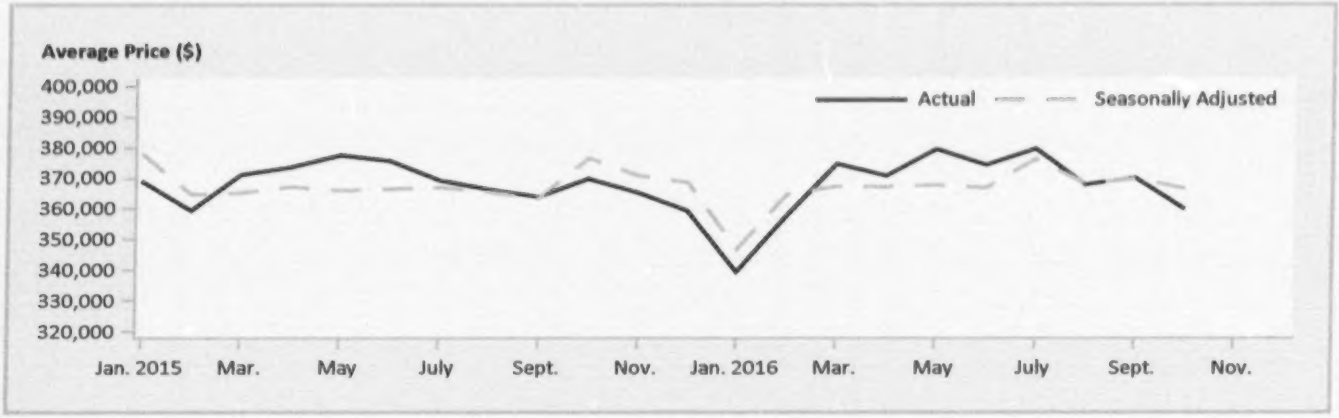


Figure 5.2: MLS® Residential Sales for Edmonton

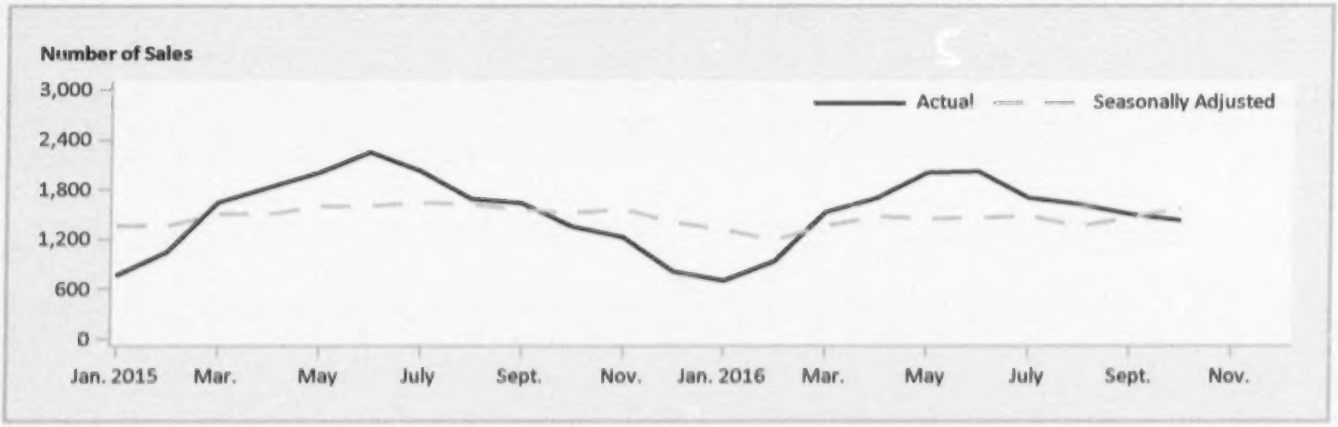
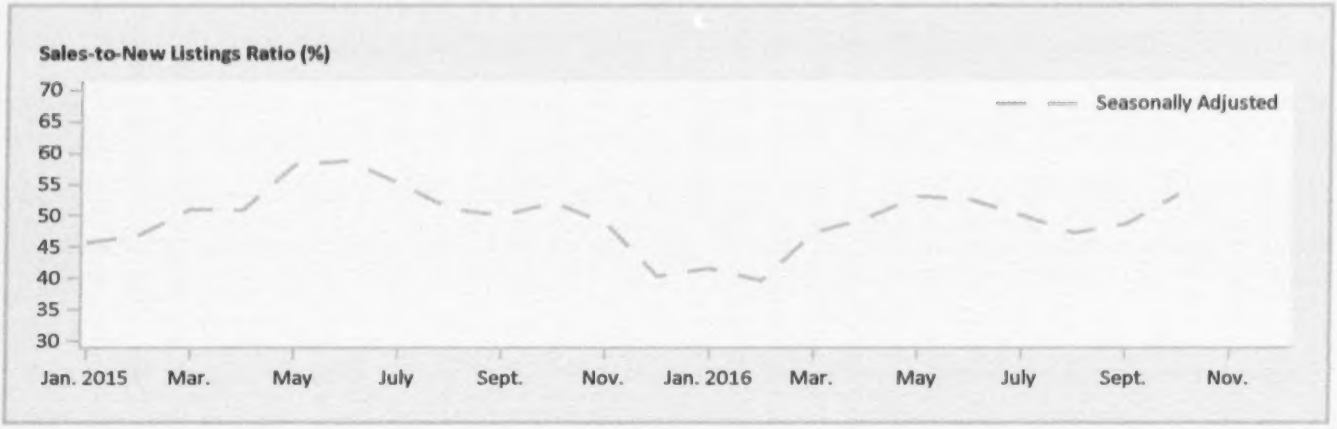


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
October 2016

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.74	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.3	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64	91.7	133.2	776	6.3	74.5	1,103
2016	January	561	3.14	4.64	91.7	133.4	777	6.5	74.7	1,098
	February	561	3.14	4.64	91.7	133.3	778	6.8	75.0	1,108
	March	561	3.14	4.64	91.7	134.7	782	6.9	75.3	1,113
	April	561	3.14	4.64	91.7	135.0	784	7.0	75.5	1,127
	May	561	3.14	4.64	91.7	135.4	781	7.0	75.1	1,130
	June	561	3.14	4.64	91.3	136.2	772	7.0	74.1	1,136
	July	567	3.14	4.74	91.4	135.3	760	7.7	73.3	1,149
	August	567	3.14	4.74	91.3	135.6	751	8.0	72.7	1,149
	September	561	3.14	4.64	91.1	135.2	751	7.7	72.3	1,151
	October	561	3.14	4.64		135.7	751	6.9	71.7	1,139
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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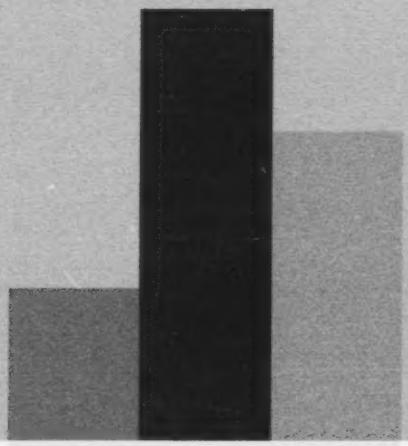

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